

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2609 Pyrenees Hwy GREEN GULLY 3462	\$475,000	14/11/2016
2	6 Racecourse Rd NEWSTEAD 3462	\$430,000	24/07/2016
3	13 Palmerston St NEWSTEAD 3462	\$415,000	25/07/2016

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



4 2 2

Rooms:
Property Type: House
Land Size: 8094 sqm approx
 Agent Comments

Indicative Selling Price
 \$460,000 - \$470,000
Median House Price
 Year ending June 2017: \$400,000

Comparable Properties



2609 Pyrenees Hwy GREEN GULLY 3462 (REI/VG)

Agent Comments

3 1 6

Price: \$475,000
Method: Private Sale
Date: 14/11/2016
Rooms: 4
Property Type: House
Land Size: 4046 sqm approx



6 Racecourse Rd NEWSTEAD 3462 (REI/VG)

Agent Comments

4 2 4

Price: \$430,000
Method: Private Sale
Date: 24/07/2016
Rooms: 6
Property Type: House
Land Size: 2013 sqm approx



13 Palmerston St NEWSTEAD 3462 (REI/VG)

Agent Comments

4 2 2

Price: \$415,000
Method: Private Sale
Date: 25/07/2016
Rooms: 6
Property Type: House
Land Size: 1097 sqm approx